

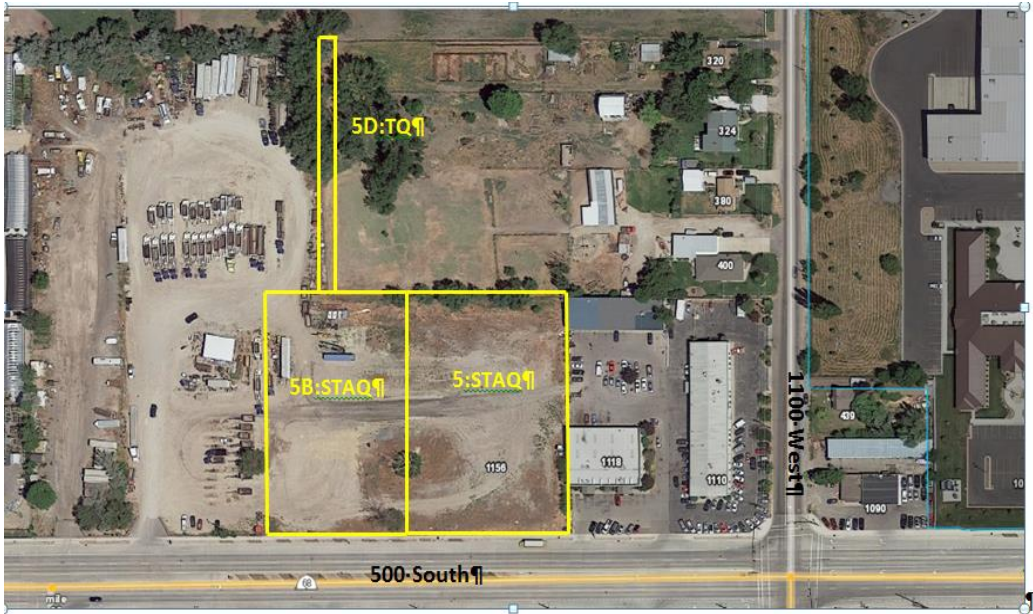


SURPLUS LAND PARCEL INFORMATION SHEET

Pin	4178	
Project	STP-0068(16)68	
Parcel	5:STAQ	Tax ID 06-075-0111
Parcel	5B:STAQ	Tax ID 06-075-0087
Parcel	5D:TQ	Tax ID 06-075-0085

Auction Date: **November 16, 2017**

Parcels are being sold together

ADDRESS	1156 West 500 South, West Bountiful				
					
Minimum Bid	\$915,000.00				
Deposit (10%)	\$91,500.00 (Subject to change due to actual sale amount at time of auction)				
COUNTY	Davis				
Parcel	5:STAQ	Sq. Ft	73,833	Acres	1.695
Parcel	5B:STAQ	Sq. Ft	61,783	Acres	1.464
Parcel	5D:TQ	Sq. Ft	11,302	Acres	0.260
	Total		146,918		3.419

GENERAL INFORMATION

CLOSING COSTS	*** ALL CLOSING COSTS ARE DUE FROM THE PREVAILING BIDDER AT THE TIME OF THE AUCTION ***	
	Engineering Document Preparation	\$1,900.00
	Appraisal Costs:	\$1,900.00
	Administrative Fee	\$250.00
	Sales Processing Costs	\$500.00
	TOTAL CLOSING COSTS	\$4,550.00

		Pin	4178
		Project	STP-0068(16)68
Parcel	5:STAQ	Tax ID	06-034-0146
Parcel	5B:STAQ	Tax ID	06-034-0116
Parcel	5D:TQ	Tax ID	06-034-0113

5:STAQ	Section	26	Township	2N	Range	1W	Meridian	S. L. B. & M.
LEGAL DESCRIPTION	Beginning at the intersection of the westerly boundary line of said tract and northerly right of-way and limited access line of SR-68 (500 South) at a point 55.00 feet perpendicularly distant northerly from the center line of said SR-68 at a point 507.04 feet S.00°08'59"E. and 772.18 feet S.89°58'26"W. from the northeast corner of said Section 26; and running thence N.00°06'31"W. 326.77 feet along said westerly boundary line; thence N.89°58'20"E. 226.59 feet to the easterly boundary line of said entire tract; thence S.00°06'34"E. 324.90 feet along said easterly boundary line to said northerly right-of-way and limited access line; thence S.89°30'00"W. 226.60 feet to the point of beginning.							
Access	Access is from SR-68.							
Reservations of Sale	<ol style="list-style-type: none"> Property is subject to a <u>Perpetual Easement</u>. Property is subject to a <u>Perpetual Access Easement</u>. Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in Title 23 United States Code, Section 131, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principal activities conducted on this land. The grantor reserves rights to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to present or future construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the above property. Pursuant to Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the above described tract of land is granted without access to or from the adjoining said SR-68 (500 South) right of way and limited access line over and across Southerly boundary line of said tract of land; EXCEPTING and reserving to grantor their successors or assigns, the right of access to the said adjoining SR-68 (500 South) highway over and across the northerly right of way and limited access line for one 60-foot section, which said section centers at a point directly opposite left Highway Engineer Station 57+03.27. Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity. Junkyards, as defined in Title 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands. 							
Disclosures	1. First Right of Refusal Consideration on property has been <u>RETAINED</u> by previous Owner.							

		Pin	4178
		Project	STP-0068(16)68
Parcel	5:STAQ	Tax ID	06-034-0146
Parcel	5B:STAQ	Tax ID	06-034-0116
Parcel	5D:TQ	Tax ID	06-034-0113

5B:STAQ	Section	26	Township	2N	Range	1W	Meridian	S. L. B. & M.
LEGAL DESCRIPTION	Beginning at the intersection of the westerly boundary of said tract and the northerly right of way and Limited Access line of said SR-68 (500 South) to a point 55.00 feet perpendicularly distant northerly from the center line of said SR-68 at a point 508.66 feet S.00°08'59"E. and 968.13 feet S.89°58'26"W. from the northeast corner of said Section 26; and running thence North 00°01'15" East 328.91 feet along said westerly boundary line to the northerly boundary line of said tract; thence South 89°58'45" East 193.61 feet to the northeast corner of said entire tract; thence South 00°16'26" East 327.13 feet along the easterly boundary line of said tract to said northerly right of way and limited access line; thence South 89°30'00" West 195.30 feet along said northerly right of way line to the Point of Beginning.							
Access	Access is from SR-68.							
Reservations of Sale	<ol style="list-style-type: none"> 1. Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in Title 23 United States Code, Section 131, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principal activities conducted on this land. 2. The grantor reserves rights to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to present or future construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the above property. 3. Pursuant to Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the above described tract of land is granted without access to or from the adjoining said SR-68 (500 South) right of way and limited access line over and across Southerly boundary line of said tract of land. 4. Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity. 5. Junkyards, as defined in Title 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands 							
Disclosures	<ol style="list-style-type: none"> 1. First Right of Refusal Consideration on property has been RETAINED by previous Owner. 							

		Pin	4178
		Project	STP-0068(16)68
Parcel	5:STAQ	Tax ID	06-034-0146
Parcel	5B:STAQ	Tax ID	06-034-0116
Parcel	5D:TQ	Tax ID	06-034-0113

5D:TQ	Section	26	Township	2N	Range	1W	Meridian	S. L. B. & M.
LEGAL DESCRIPTION	Beginning in the intersection southwest corner of said tract at a point 508.66 feet S.00°08'59"E., 968.13 feet S.89°58'26"W., 328.91 feet North 00°01'15" East, South 89°58'45" East, a distance of 70.30 feet from the northeast corner of said Section 26 to the POINT OF BEGINNING, at a point 179.81 feet S.00°08'59"E and 897.43 ft. S.89°58'26"W. from said Northeast Section corner of said Section 26; and running thence North 00°01'39" West 329.97 feet; thence North 89°59'15" East 35.50 feet; thence South 00°24'20" West 330.00 feet; thence South 89°58'45" West 33.00 feet to the Point of Beginning.							
Access	Access is from SR-68.							
Reservations of Sale	<ol style="list-style-type: none"> 1. Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in 23 United States Code, Section 136, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principal activities conducted on this land. 2. Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity. 3. Junkyards, as defined in 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands. 							
Disclosures	<ol style="list-style-type: none"> 1. First Right of Refusal on property has been RETAINED by previous Owner. 							

For more information contact	Deryl Davis Surplus Land Coordinator Office: 801-965-4701 Cell: 385-222-6664 ddavis@utah.gov	Brad Daley Surplus Land Program Manager Office: 801-965-4282 Cell: 801-633-6250 bdaley@utah.gov	Shirleen Hancock ROW Deputy Director Property Management Office: 801-965-4438 Cell: 801-633-4723 shirleenhancock@utah.gov
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WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Quit Claim Deed
(CONTROLLED ACCESS)
Davis County

Affecting Tax ID No. 06-034-0146
Parcel No. 0068: 5:STAQ
Project No. STP-0068(16)68

The UTAH DEPARTMENT OF TRANSPORTATION, by its duly appointed Director of Right of Way, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to _____, Grantee, at _____, County of _____, State of _____, Zip _____, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land in Davis County, State of Utah, to-wit:

A tract of land situated in NE1/4NE1/4 of Section 26, T.2N., R.1W., S.L.B.&M. said tract of land Recorded in that certain Warrant Deed as Entry No. 2407231, in book 4665 at page 1057 in the Davis County Recorder Office. The boundaries of said tract of land are described as follows:

Beginning at the intersection of the westerly boundary line of said tract and northerly right-of-way and limited access line of SR-68 (500 South) at a point 55.00 feet perpendicularly distant northerly from the center line of said SR-68 at a point 507.04 feet S.00°08'59"E. and 772.18 feet S.89°58'26"W. from the northeast corner of said Section 26; and running thence N.00°06'31"W. 326.77 feet along said westerly boundary line; thence N.89°58'20"E. 226.59 feet to the easterly boundary line of said entire tract; thence S.00°06'34"E. 324.90 feet along said easterly boundary line to said northerly right-of-way and limited access line; thence S.89°30'00"W. 226.60 feet to the point of beginning.

The above described tract of land contains 73,833 square feet or 1.695 acre.

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Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in Title 23 United States Code, Section 131, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principal activities conducted on this land.

The grantor reserves rights to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to present or future construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the above property.

Pursuant to Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the above described tract of land is granted without access to or from the adjoining said SR-68 (500 South) right of way and limited access line over and across Southerly boundary line of said tract of land; EXCEPTING and reserving to grantor their successors or assigns, the right of access to the said adjoining SR-68 (500 South) highway over and across the northerly right of way and limited access line for one 60-foot section, which said section centers at a point directly opposite left Highway Engineer Station 57+03.27.

Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity.

Junkyards, as defined in Title 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands.

RESERVING A PERPETUAL EASEMENT AS A PARCEL No. 5:E THEREFORE UNTO GRANTOR, its successors and assigns a perpetual easement, upon part of an entire tract of property, situate in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 26, T. 2 N., R. 1 W., Salt Lake Base and Meridian, in Davis County Utah, for the purpose of constructing and maintaining thereon public utilities and appurtenant parts thereof including, but not limited to ATMS Fiber Optic conduit, electrical service transmission lines, culinary and closed irrigation water facilities; and traffic information signs. The easement includes the right to maintain and continue the existence of said cut and/or fill slopes in the same grade and slope ratio as constructed by UDOT. The easement shall run with the Real Property and shall be binding upon the Grantor and the Grantor successors, heirs and assigns, and includes and conveys all rights of grantor to change the vertical distance or grade of said cut and/or fill slopes. The boundaries of said part of an entire tract of property are described as follows:

Beginning on the westerly boundary line of said entire tract a point 507.04 feet S.00°08'59"E. and 772.18 feet S.89°58'26"W. from the northeast corner of said Section 26 at a point 55.00 feet perpendicularly distant northerly from centerline of Project No. STP-0068(16)68 at; and running thence N. 00°06'31" W. 9.00 feet along said westerly boundary line; thence N. 89°30'00" E. 226.60 feet; thence S.00°06'34"E. 9.00 feet along the easterly boundary line of said entire tract to the northerly right of way and limited access line of 500 South Street; thence S. 89°30'00" W. 226.60 feet to the point of beginning.

The above described part of an entire tract of property contains 2039 square feet in area or 0.049 acre.

RESERVING UNTO THE GRANTOR, and assigns, a perpetual access easement for the purpose of accessing Parcel 5B:ST to and from 500 South Street as shown on the official maps of project STP-0068(16)68 on file in the office of the Utah Department of Transportation, said perpetual easement is situate in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 26, T. 2 N., R. 1 W., Salt Lake Base and Meridian, in Davis County Utah, and described as follows:

Beginning at a point in the southerly boundary line of said tract and the northerly highway right of way line of said project at a point 505.98 feet S.00°08'59"E. and 644.15 feet S.89°58'26"W. from the northeast corner of said Section 26 at a point 55.00 feet perpendicularly distant northerly from centerline of Project No. STP-0068(16)68 at Engineering Station 57+33.27; and running thence; S. 89°30'00" W. 128.03 feet along said southerly boundary line and the northerly highway right of line and limited access line of 500 South Street to the westerly boundary line of said tract; thence N. 00°06'31" W 40.00 feet; thence N. 89°30'00" E. 128.03 feet; thence S.00°06'34"E. 40.00 feet to the point of beginning.

The above described part of an entire tract of property contains 5121 square feet in area or 0.118 acre.

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Quit Claim Deed
(CONTROLLED ACCESS)
Davis County

Affecting Tax ID No. 06-034-0116
Parcel No. 0068: 5B:STAQ
Project No. STP-0068(16)68

The UTAH DEPARTMENT OF TRANSPORTATION, by its duly appointed Director of Right of Way, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to _____, Grantee, at _____, County of _____, State of _____, Zip _____, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land in Davis County, State of Utah, to-wit:

A tract of land situate in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 26, T. 2 N., R. 1 W., S.L.B. & M. recorded in that certain Warranty Deed as entry No. 2407235, Book 4665 at Page 1065 in the Davis County Recorder Office. The boundaries of said tract of land are described as follows:

Beginning at the intersection of the westerly boundary of said tract and the northerly right of way and Limited Access line of said SR-68 (500 South) to a point 55.00 feet perpendicularly distant northerly from the center line of said SR-68 at a point 508.66 feet S.00°08'59"E. and 968.13 feet S.89°58'26"W. from the northeast corner of said Section 26; and running thence North 00°01'15" East 328.91 feet along said westerly boundary line to the northerly boundary line of said tract; thence South 89°58'45" East 193.61 feet to the northeast corner of said entire tract; thence South 00°16'26" East 327.13 feet along the easterly boundary line of said tract to said northerly right of way and limited access line; thence South 89°30'00" West 195.30 feet along said northerly right of way line to the Point of Beginning.

The above described tract of land contains 63,783 square feet in area or 1.464 acres.

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Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in Title 23 United States Code, Section 131, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principal activities conducted on this land.

The grantor reserves rights to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to present or future construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the above property.

Pursuant to Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the above described tract of land is granted without access to or from the adjoining said SR-68 (500 South) right of way and limited access line over and across Southerly boundary line of said tract of land.

Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity.

Junkyards, as defined in Title 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands

RESERVING A PERPETUAL EASEMENT AS A PARCEL No. 5B:E THEREFORE UNTO GRANTOR , its successors and assigns a perpetual easement, upon part of an entire tract of the Grantor's property for the purpose of constructing and maintaining thereon public utilities and appurtenant parts thereof including, but not limited to ATMS Fiber Optic conduit, electrical service transmission lines, culinary and closed irrigation water facilities; and traffic information signs. The easement includes the right to maintain and continue the existence of said cut and/or fill slopes in the same grade and slope ratio as constructed by UDOT. The easement shall run with the Real Property and shall be binding upon the Grantor and the Grantor successors, heirs and assigns, and includes and conveys all rights of grantor to change the vertical distance or grade of said cut and/or fill slopes. The boundaries of said part of entire tract of land are described as follows:

Beginning at the Southwest corner thereof, said point being 508.66 feet S.00°08'59"E. and 968.13 feet S.89°58'26"W. from the northeast corner of said Section 26; at a point 55.00 feet perpendicularly distant northerly from centerline of said project; and running thence North 00°01'15" East 9.00 feet along said westerly boundary line; thence North 89°30'00" East 195.25 feet to the easterly boundary line of said entire tract; thence South 00°16'26" East 9.00 feet along said easterly boundary line to the northerly right of way and limited access line of 500 South Street; thence South 89°30'00" West 195.30 feet to the Point of Beginning. The above described part of an entire tract of property contains 1,757 square feet in area or 0.040 acre.

IN WITNESS WHEREOF, said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this ____ day of _____, A.D. 20 ____, by its Director of Right of Way.

STATE OF UTAH)	UTAH DEPARTMENT OF TRANSPORTATION
) ss.	
COUNTY OF SALT LAKE)	By _____
		Director of Right of Way

On the date first above written personally appeared before me, _____, who, being by me duly sworn, did say that he is the Director of Right of Way, and he further acknowledged to me that said instrument was signed by him in behalf of said UTAH DEPARTMENT OF TRANSPORTATION.

WITNESS my hand and official stamp the date in this certificate first above written.

Notary Public

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Quit Claim Deed

Tax ID No. 06-034-0113

Parcel No. 0068: 5D:TQ

Davis County

Project No. STP-0068(16)68

The UTAH DEPARTMENT OF TRANSPORTATION, by its duly appointed Director of Right of Way, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to _____, Grantee, at _____, County of _____, State of _____, Zip _____, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land in Davis County, State of Utah, to-wit:

A tract of land situate in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 26, T. 2 N., R. 1 W., S.L.B. & M., described in that certain Warranty Deed recorded as Entry No. 2407233, in Book 4665 at Page 1061, in the Davis County Recorder Office, The boundaries of said tract of land described as follows:

Beginning in the intersection southwest corner of said tract at a point 508.66 feet S.00°08'59"E., 968.13 feet S.89°58'26"W., 328.91 feet North 00°01'15" East, South 89°58'45" East, a distance of 70.30 feet from the northeast corner of said Section 26 to the POINT OF BEGINNING, at a point 179.81 feet S.00°08'59"E and 897.43 ft. S.89°58'26"W. from said Northeast Section corner of said Section 26; and running thence North 00°01'39" West 329.97 feet; thence North 89°59'15" East 35.50 feet; thence South 00°24'20" West 330.00 feet; thence South 89°58'45" West 33.00 feet to the Point of Beginning.

The above described tract of land contains 11,302 square feet in area or 0.260 acre.

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UDOT RW-05UD (12-01-03)

